

**6 Baytree Crescent – Official Plan and Zoning By-law Amendment Applications – Final Report**

<b>Date:</b>	August 22, 2013
<b>To:</b>	North York Community Council
<b>From:</b>	Director, Community Planning, North York District
<b>Wards:</b>	Ward 25 – Don Valley West
<b>Reference Number:</b>	12 139054 NNY 25 OZ

**SUMMARY**

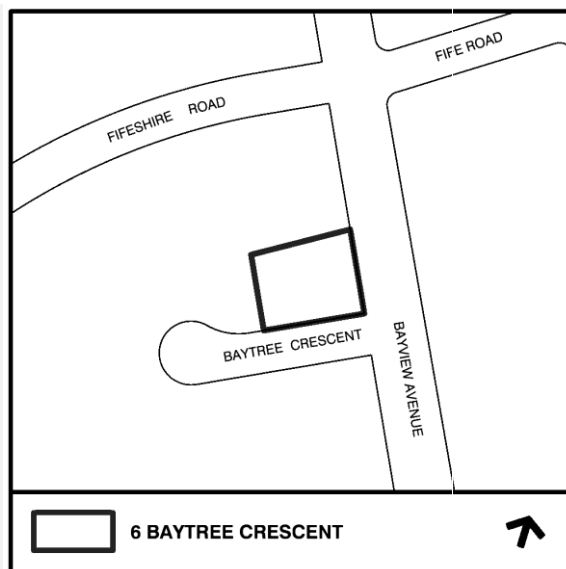
This application proposes to amend the Official Plan and rezone the subject site to permit five townhouse units and a single-detached dwelling. The existing single-detached dwelling would be demolished.

This report reviews and recommends approval of the application to amend the Official Plan and Zoning By-law.

**RECOMMENDATIONS**

**The City Planning Division recommends that:**

1. City Council amend the Official Plan, for the lands at 6 Baytree Crescent substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 6 to this report.
2. City Council amend Zoning By-law 7625, for the lands at 6 Baytree Crescent substantially in accordance with the draft Zoning By-law Amendment attached as Attachment



- No. 7 to this report.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan and draft Zoning By-law Amendments as may be required.
  4. Before introducing the necessary Bills to City Council for enactment, require the applicant to enter into a Site Plan Agreement under Section 41(16) of the Planning Act and Section 114 of the City of Toronto Act.

### **Financial Impact**

The recommendations in this report have no financial impact.

### **DECISION HISTORY**

In 1997 the site was the subject of applications to the Committee of Adjustment to sever the lot into two parcels and to construct a two-storey detached dwelling on each lot. The lots proposed had frontages of approximately 24 metres whereas the Zoning By-law requires a minimum frontage of 30 metres. The Committee refused the applications.

This application for rezoning was received on March 20, 2012 and on June 13, 2012 North York Community Council adopted a Preliminary Report on the Official Plan and Zoning By-law Amendment application. Community Council directed that City Planning staff schedule a community consultation meeting with the Ward councillor with an expanded notice area and that notice for the public meeting be given according to regulations under the *Planning Act*.

The Preliminary Report is available at:

<http://www.toronto.ca/legdocs/mmis/2012/ny/bgrd/backgroundfile-47410.pdf>

### **ISSUE BACKGROUND**

#### **Proposal**

This is an application to amend the Official Plan and to rezone the subject site to permit five three-storey townhouse units and a two-storey detached dwelling. The five townhouse units would front Bayview Avenue while the detached dwelling would face Baytree Crescent. The detached dwelling is proposed as a transition between the proposed townhouse units along Bayview Avenue and the existing low density detached dwelling residential area to the west of the subject site. The townhouses would range in size from 343.18 m<sup>2</sup> to 390.56 m<sup>2</sup>.

The floor space index for the townhouse portion of the development is 1.58. A setback of 6 metres would be provided from Bayview Avenue and north and south side yard setbacks of 4.05 and 1.76 metres would be provided. Each townhouse unit would have

two parking spaces accessed via a rear lane with the entrance from Baytree Crescent. An additional surface parking space would be provided for visitors.

The lot for the detached dwelling located to the west of the townhouses would have a frontage of 19 metres and an area of 713 square metres. The detached dwelling would have a gross floor area of 466 square metres, lot coverage of 36% and a floor space index of 0.65. A two car garage would provide parking for residents while there is space in the private driveway for visitor parking.

### **Recent Decisions of the Ontario Municipal Board**

In November, 2006 the Ontario Municipal Board (OMB) approved a twenty-unit townhouse development at 2425 Bayview Avenue notwithstanding Council and City Planning staff's opposition. The OMB decision noted that townhouses at 2425 Bayview Avenue were "an appropriate form of intensification" which was sensitive to the residential area. This development is now under construction.

Council and City Planning staff also opposed an eight-unit townhouse development at 2500 Bayview Avenue however it too was approved by the OMB in May, 2010. In that decision, the OMB indicated that an appropriate neighbourhood context to review the proposal was along Bayview Avenue from Lawrence Avenue East to Highway 401 and that the context included townhouses. In its decision, the OMB stated that townhouses were appropriate on the site due to its "edge" condition along Bayview Avenue, and that it was not felt that townhouses would occur in the interior of the neighbourhood as a result of the development. This development is also under construction.

These developments recently approved by the OMB and under construction are now part of the emerging context of the area being considered as part of the review of this application.

### **Site and Surrounding Area**

The site is approximately 1,200 m<sup>2</sup> in size and is located on the northwest corner of Baytree Crescent and Bayview Avenue. Currently, the site is occupied by a single-detached dwelling facing Baytree Crescent. Baytree Crescent is a short cul-de-sac with a total of five lots.

Lots in the surrounding area are large with a minimum lot frontage requirement of twenty-four metres. Dwellings along Bayview Avenue are setback significantly from the street and have large landscaped front yards. The residential built form of the area includes detached dwellings and townhouses which have parking provided via integral or attached garages.

The site is abutted to the west by a single detached dwelling. A synagogue abuts the site to the north. To the south of the site is Baytree Crescent and then a single detached

dwelling. To the east of the site is Bayview Avenue and then single detached dwellings which face Bayview Avenue.

While the area is predominantly single-detached dwellings, there is a large townhouse development at the north-east corner of Bayview Avenue and York Mills Road and smaller townhouse developments at 2425 Bayview Avenue and 2500 Bayview Avenue as noted above.

## **Provincial Policy Statement and Provincial Plans**

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required by the *Planning Act*, to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

## **Official Plan**

The Official Plan designates the site as *Neighbourhoods* which are considered physically stable areas and are made up of low scale residential uses along with parks, schools and local institutions. Small-scale retail, service and offices uses are also permitted. Policy 4.1.5 states that development in this area is expected to “respect and reinforce” the existing physical character including size and configuration of lots, building typology, heights, massing and scale. Bayview Avenue is designated as a *major street* on Map 3 in the Official Plan.

Section 3.1.2 of the Plan deals with built form and how the physical form of the development can fit within the existing and/or planned context of the area. The policies within 3.1.2 deal with ensuring a harmonious fit within the area by directing things such as exterior design, ensuring massing frames the edges or streets and open spaces and that appropriate transition to existing buildings can be achieved.

## **Zoning**

The site is currently zoned R2 by former City of North York Zoning By-law No. 7625. This zone permits single-detached dwellings as well as recreational and some institutional uses. Townhouses are not a permitted type of dwelling unit. The site is not subject to the new City of Toronto Zoning By-law 569-2013.

## **Site Plan Control**

An application for Site Plan Control was submitted July 8, 2013. Should Council elect to approve this application, it is recommended that the Bills implementing the Official Plan and Zoning By-law Amendments be held until a Notice of Approval Conditions is issued as part of a Site Plan application.

## **Infill Townhouse Guidelines**

The Infill Townhouse Guidelines were approved by City Council in 2003 to address the development impacts of infill townhouses. The guidelines focus on protecting streetscapes and integrating new development with existing housing patterns. The Guidelines consider matters such as open spaces, building location, built form and location of parking. They also consider the interaction between the infill development and the pedestrian environment. Where townhouses are considered appropriate, these guidelines provide a framework for reviewing a proposal.

## **Other Processes**

In order to subdivide the site to allow for separate ownership of the townhouse units and the detached dwelling, the applicant has indicated that an application for Part Lot Control Exemption will be filed in the future. Additionally, the applicant will also be applying for a common element condominium for the private driveway used to access the townhouses.

## **Reasons for Application**

The rezoning application is required as the zoning does not permit townhouses on the site. Single-detached dwellings are the only permitted residential use.

The Official Plan policies state that development in *Neighbourhoods* will respect and reinforce the existing physical character of the neighbourhood. The Plan also states that no changes will be made through rezoning that are out of keeping with the neighbourhood. An amendment to the Official Plan was submitted by the applicant as the application may not satisfy all the criteria for infill development in *Neighbourhoods* with regards to building type and lot size.

## **Community Consultation**

Staff held a community consultation meeting on September 5, 2012 which approximately 50 members of the public attended. Residents had several concerns with regards to the townhouses proposed including visitor parking, precedent and creep into the residential areas off of Bayview Avenue. Height of the detached dwelling was also raised as the homes on Baytree Crescent are predominately one-storey in height.

A second meeting was held by the local ward councillor on April 11, 2013 which staff attended to discuss the proposal. Approximately 25 members of the public attended. Some residents were concerned with the ability of the City's infrastructure to handle additional development. Parking remained a concern as some residents felt that one visitor parking space was not sufficient and that it is likely the new owners will have more than two cars. Some residents suggested that Baytree Crescent is not an appropriate location for this development, but may be appropriate in other locations. Residents were concerned about the possibility of "worse" development ("such as stacked townhouses") coming into the area. The possibility of design guidelines for townhouses along this stretch of Bayview Avenue was raised.

### **Agency Circulation**

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate by-law standards.

## **COMMENTS**

### **Provincial Policy Statement and Provincial Plans**

The PPS sets the policy foundation for regulating the development and use of land on matters of provincial interest. A part of this policy direction is indicating where intensification should occur. The proposal is consistent with the mix of land uses and efficiently uses the existing infrastructure and public services. The proposed development does not negatively impact the natural heritage features identified in the PPS and does not risk the public health and safety. The proposal is consistent with the PPS as required by Section 3 of the *Planning Act*.

The Growth Plan provides a framework for guiding growth within the City. One method of intensification is infill development in appropriate areas. Major streets with access to public transit are areas in which growth is expected. Bayview Avenue is served by TTC Bus Route 11 which connects to both the Yonge-University-Spadina and Sheppard subway lines. There are three bus routes which serve York Mills Road and connect to the Yonge-University-Spadina line at York Mills Station. While the Growth Plan expects the majority of growth to occur in growth centers, such as the Centres and Downtown areas identified in the Official Plan, a certain amount of intensification is expected to occur in other areas of the city. The proposal provides an appropriate amount of intensification through infill development as contemplated by the Growth Plan. The proposal conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe.

### **Land Use**

The appropriateness of townhouses on the site was raised by the area residents as well as staff in the Preliminary Report. As mentioned previously, there are two recent townhouse

developments approved by the OMB along Bayview Avenue. While large, detached dwellings remain in the interior of the neighbourhood, the context along Bayview Avenue is changing. These townhouse developments indicate that a shift in the character of Bayview Avenue is occurring and that townhouses are being introduced along the Bayview Avenue frontage.

The Official Plan, in Section 4.1, requires new development to “respect and reinforce the existing physical character of the neighbourhood” and in order to support the development staff must be satisfied that the proposal met this requirement. The Official Plan recognises that some areas may have more than one prevailing building type and provides the example that “multiples may prevail at the edge, along major streets, which singles prevail in the interior, along local roads”. This is the case for this proposal as there are townhouse developments already approved and under construction along Bayview Avenue and a large townhouse development at the north-east corner of Bayview Avenue and York Mills Road. The proposed detached dwelling lot respects the character of the large residential lots in the interior of the neighbourhood.

Policy 4.1.7 of the Official Plan states that proposals for intensification along major streets in *Neighbourhoods* are not encouraged, however it also allows for consideration of more intense form of development along a major street provided that the new development has regard to both the form of development along the street and its relationship to adjacent development in the *Neighbourhood*. The proposed form must be consistent with the existing physical character of the neighbourhood including the prevailing building type(s). The proposal for townhouses along the Bayview Avenue frontage is in keeping with this emerging character along Bayview Avenue while the proposed detached dwelling respects the lower scale character of the interior of the neighbourhood.

The applicant has requested an Official Plan amendment in order to allow townhouses at 6 Baytree Crescent. Given the recent OMB decisions and changing character of Bayview Avenue, townhouses are part of the evolving character of Bayview Avenue. Given the recent OMB decisions, it appears that an Official Plan Amendment may not be necessary. However, the applicant has requested in an abundance of caution that an OPA be enacted and a draft amendment is attached and recommended for approval.

## **Transition**

The Built Form policies of the Official Plan (Section 3.1.2) discuss the need for transition between developments which have a higher density than that of the interior neighbourhood. In order to provide transition from the townhouse portion of the development to the detached dwellings along Baytree Crescent, the applicant is proposing a residential lot at the rear of the site which faces Baytree Crescent. This lot would have a minimum lot frontage of 19 metres and a minimum lot area of 713 square metres. The abutting R2 zoning requirement for lot frontage is 24 metres. The lot and proposed dwelling provide transition between the higher density townhouses along Bayview and the lower scale detached dwellings on Baytree Crescent. Existing dwellings along

Baytree Crescent will abut a detached dwelling lot rather than the more intensive townhouse development facing Bayview Avenue.

## **Built Form**

The Infill Townhouse Guidelines suggest that setbacks from the street should be similar to the setbacks for existing buildings. The guidelines, in section 2.1, recommend that when parking is located at the rear, such as this proposal, a setback of two to three metres should be provided. The existing character along Bayview Avenue is large, landscaped front yards. The applicant originally proposed a front yard setback of 4.5 metres however at the request of staff this has been increased to six metres to reflect the character of the neighbourhood.

Official Plan policy 4.1.5 states that infill development should have heights and massing which are similar to the existing physical character. The neighbourhood, and Baytree Crescent in particular, is made up of large dwellings. To address Official Plan policies of compatibility, scale and fit, the applicant has proposed a design which reflects this character by attempting to design the townhouses to appear as a unified façade of one dwelling. While the Infill Townhouse Guidelines normally require townhouse developments to break up the appearance of a development in order to reduce its mass the applicant has not done this to assist in making the development seem as one building. In addition to the townhouse units appearing to be one building, the units themselves are also wider with widths between 6.5 metres and 6.89 meters which exceed the minimum in the guidelines of 4.2 metres. The townhouse units vary in GFA between 340 m<sup>2</sup> and 390 m<sup>2</sup>. The detached dwelling is approximately 465 m<sup>2</sup>. These large widths and floor areas are also representative of the larger living spaces provided in the area.

The Infill Townhouse Guidelines recommend that heights be limited both in relationship to the context and the existing grade. The proposal is for three-storey units which is consistent with the other townhouse developments along Bayview Avenue. While higher than the dwellings along Baytree Crescent, the transition house provides the stepping down into the lower scale residential area. Policy 3.2 in the Infill Townhouse Guidelines recommends that the number of steps into the units be between three and five. The entrances off of Bayview Avenue have two or three exterior steps which is in keeping with this policy. Due to grade changes, additional steps are required to access the corner unit of off Baytree Crescent.

In order to animate the corner of the site, the southernmost unit has its main entrance facing Baytree Crescent. A minimum setback of 4.05 metres is provided from the south property line with the detached dwelling having a minimum front yard setback of six metres. The detached dwelling provides for a transition to the larger front yard setbacks of the interior while the townhouses still provide a generous setback.



## **Parking**

The resident parking is to be provided by integral garage, with the townhouses accessing the garages from a private rear lane as recommended by the Infill Townhouse Guidelines. Residents on Baytree Crescent are concerned over the amount of additional traffic created as part of the development. Transportation Services have reviewed the submitted Traffic Operations Review and are satisfied that there will be no significant impacts as a result of this development. Another concern of the residents and Transportation Services was the availability of visitor parking for the proposed development as there is no parking permitted on Baytree Crescent. Transportation Services has indicated that one visitor parking space on site is necessary and as a result, the requirement for a visitor parking space has been included in the attached draft by-law.

## **Open Space/Parkland**

The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded. Map 8B of the Toronto Official Plan shows local parkland provisions across the City. The lands which are the subject of this application are in an area with 0.8-1.56 hectares of parkland per 1000 people. This site is in the third highest quintile of current provision of parkland. The site is in a parkland priority area, as per the Harmonized Parkland Dedication By-law 1020-2010.

The applicant has submitted an application to construct six residential units within a site area of 0.1889 hectares (1889 m<sup>2</sup>). At the alternative rate of 0.4 hectares per 300 units specified in By-law 1020-2010, the parkland dedication would be 0.008 hectares (80 m<sup>2</sup>) which equates to 4.25% of the site, however a minimum of 5% parkland dedication shall apply or 0.0094ha (94 m<sup>2</sup>) of the site area.

The parkland dedication for the subject site is too small to be functional therefore the applicant is required to satisfy the parkland dedication through a cash-in-lieu payment. The actual amount of cash-in-lieu to be paid will be determined at the time of issuance of the building permit. This parkland payment is required under Section 42 of the *Planning Act*, and is required as a condition of the building permit application process.

## **Toronto and Region Conservation Authority**

The application was circulated to the Toronto and Region Conservation Authority (TRCA) as part of the review of the application. TRCA staff indicated that the development is extensively setback from the crest of the slope and "will not impact any significant natural features". TRCA does not object to the application and indicates that no TRCA permit is required to complete the proposal.

## **Site Plan**

As part of the ongoing review of the Site Plan application, the quality and quantity of the landscaping will be reviewed to ensure that it is in harmony with the large landscaped

yards which are characteristic of the area. The use of quality materials in the construction will also be reviewed and secured through the Site Plan Approval process.

### **Toronto Green Standard**

On October 27, 2009 City Council adopted the two-tiered Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Tier 1 is required for new development. Tier 2 is a voluntary, higher level of performance with financial incentives. Achieving the Toronto Green Standard will improve air and water quality, reduce green house gas emissions and enhance the natural environment.

The applicant is required to meet Tier 1 of the TGS.

Other applicable TGS performance measures will be secured through the Site Plan Approval process.

### **CONTACT**

Guy Matthew, Planner  
Tel. No. (416) 395-7102  
Fax No. (416) 395-7155  
E-mail: gmatthe2@toronto.ca

### **SIGNATURE**

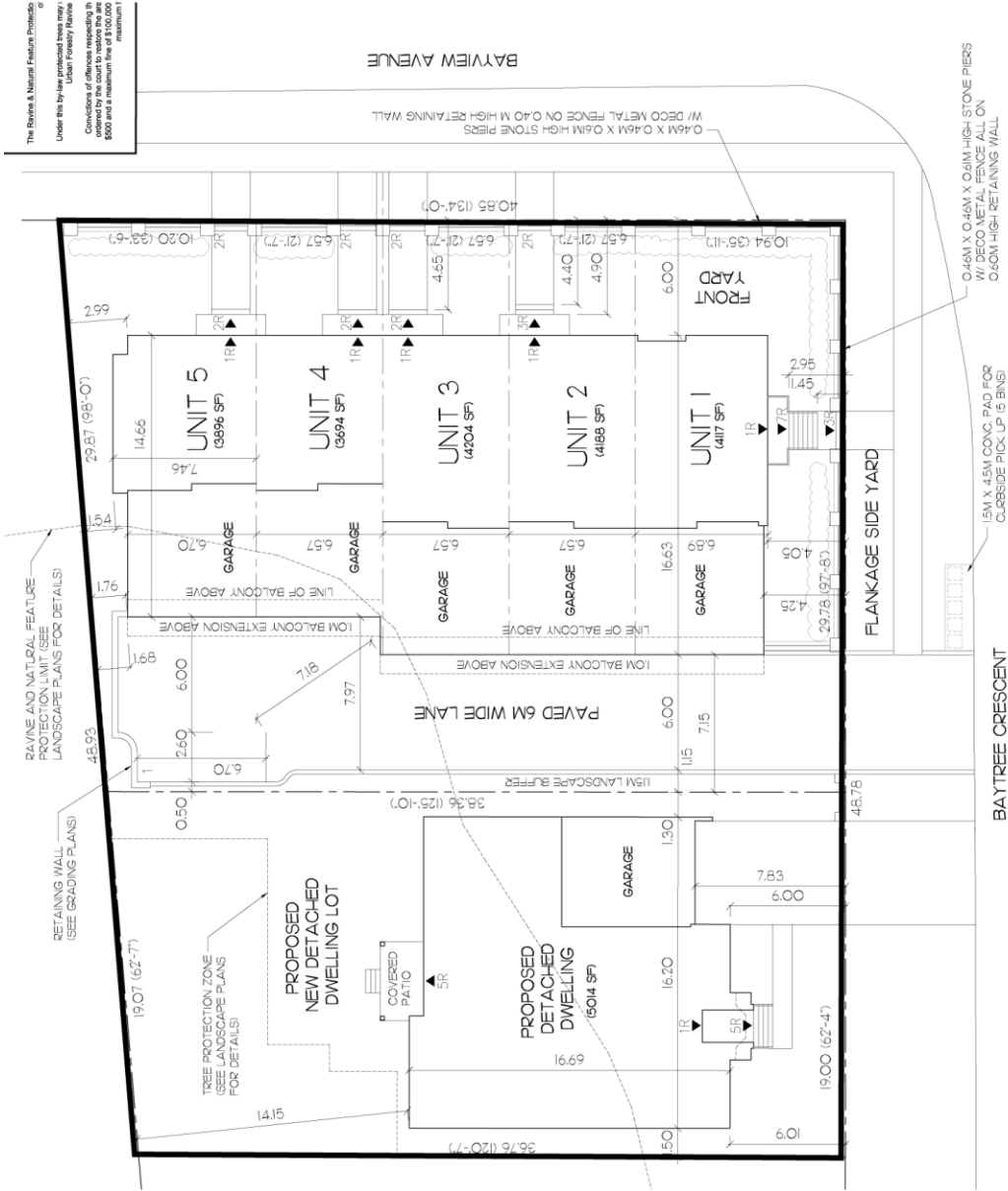
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Allen Appleby, Director  
Community Planning, North York District

### **ATTACHMENTS**

Attachment 1: Site Plan  
Attachment 2: Elevations  
Attachment 3: Zoning  
Attachment 4: Official Plan  
Attachment 5: Application Data Sheet  
Attachment 6: Draft Official Plan Amendment  
Attachment 7: Draft Zoning By-law Amendment

# Attachment 1: Site Plan



The Ravine & Natural Feature Protection of  
 Under this by-law protected trees may /  
 Urban Forestry Name  
 Conditions of offense respecting in  
 the maximum fine of \$10,000  
 \$500 and a maximum fine of \$10,000  
 maximum 1

## 6 Baytree Crescent

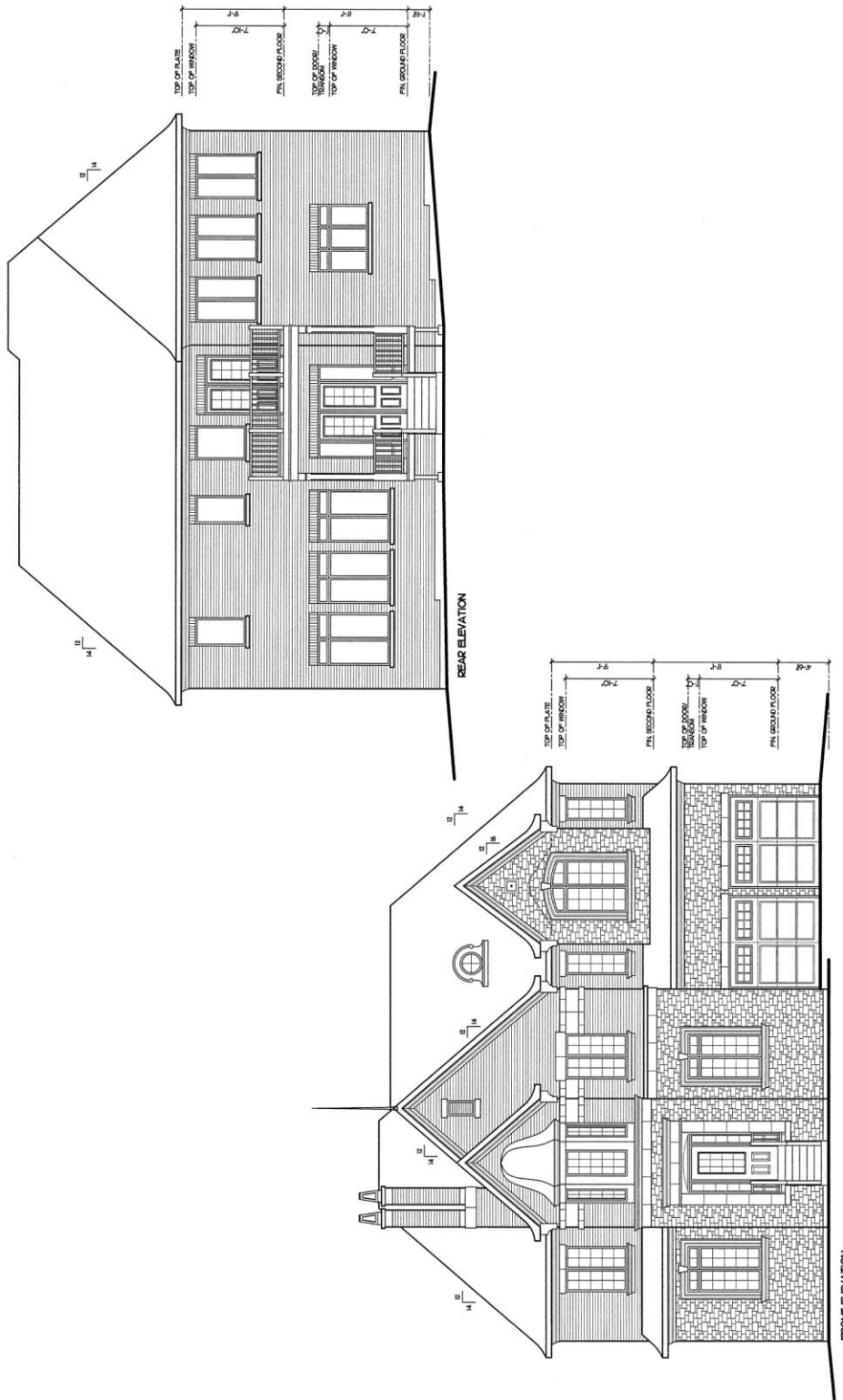
File # 12 139054 NNY 25

## Site Plan

Applicant's Submitted Drawing

Not to Scale  
 04/10/2012

# Attachment 2: Elevations



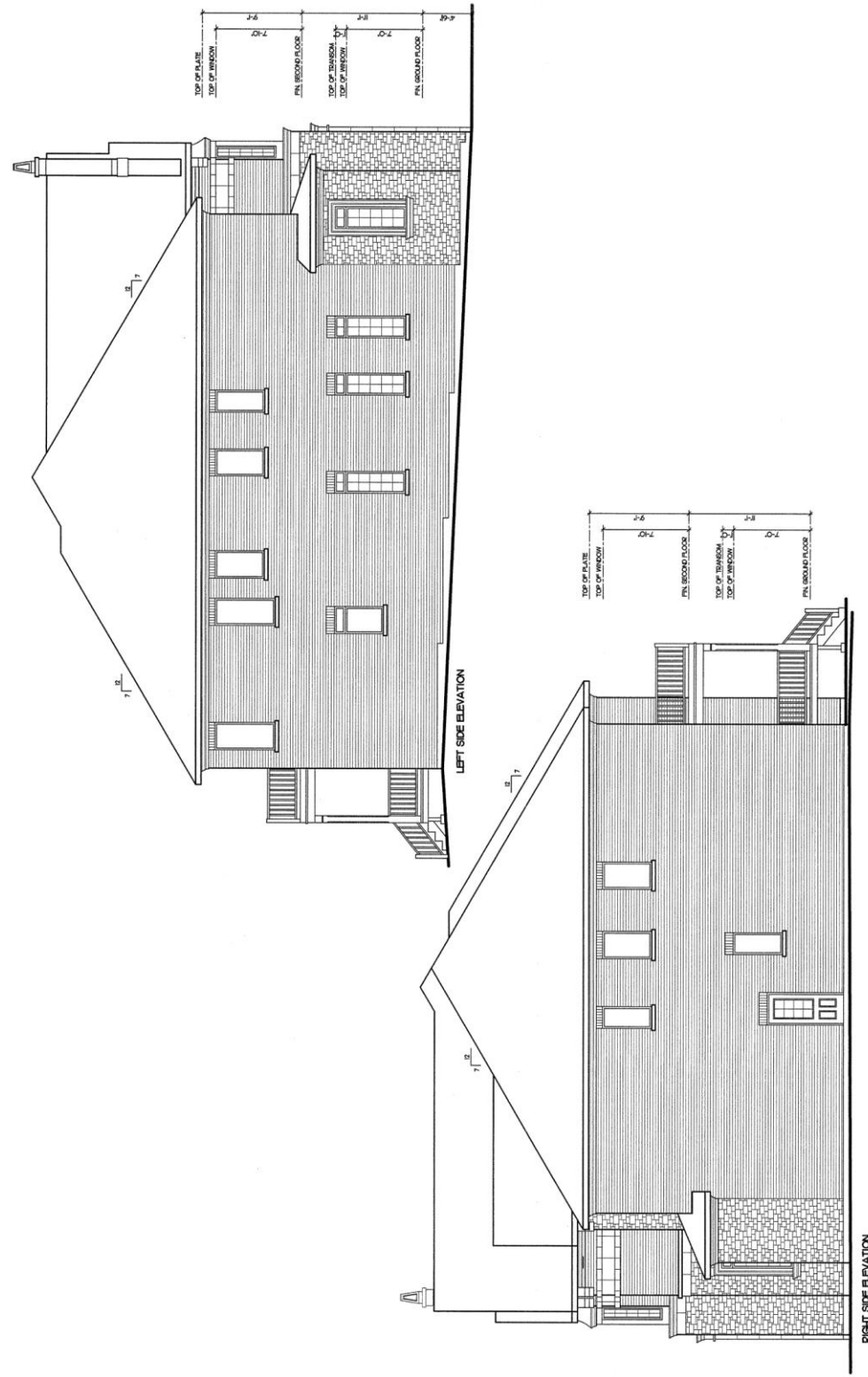
6 Baytree Crescent

Elevations - Detached Dwelling

Applicant's Submitted Drawing

Not to Scale  
04/10/2012

File # 12 139054 NNY 25



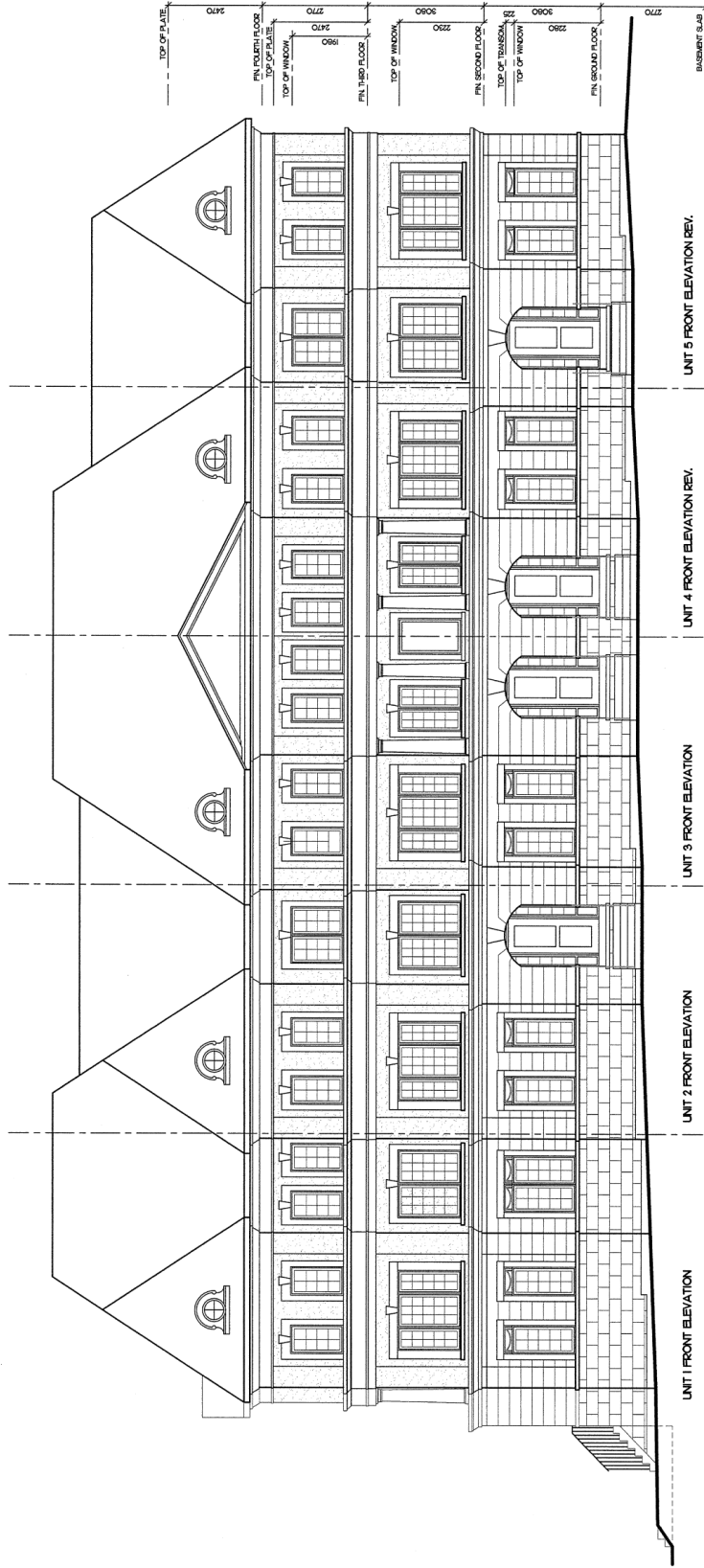
**6 Baytree Crescent**

File # 12 139054 NNY 25

**Elevations - Detached Dwelling**

Applicant's Submitted Drawing

Not to Scale  
04/10/2012

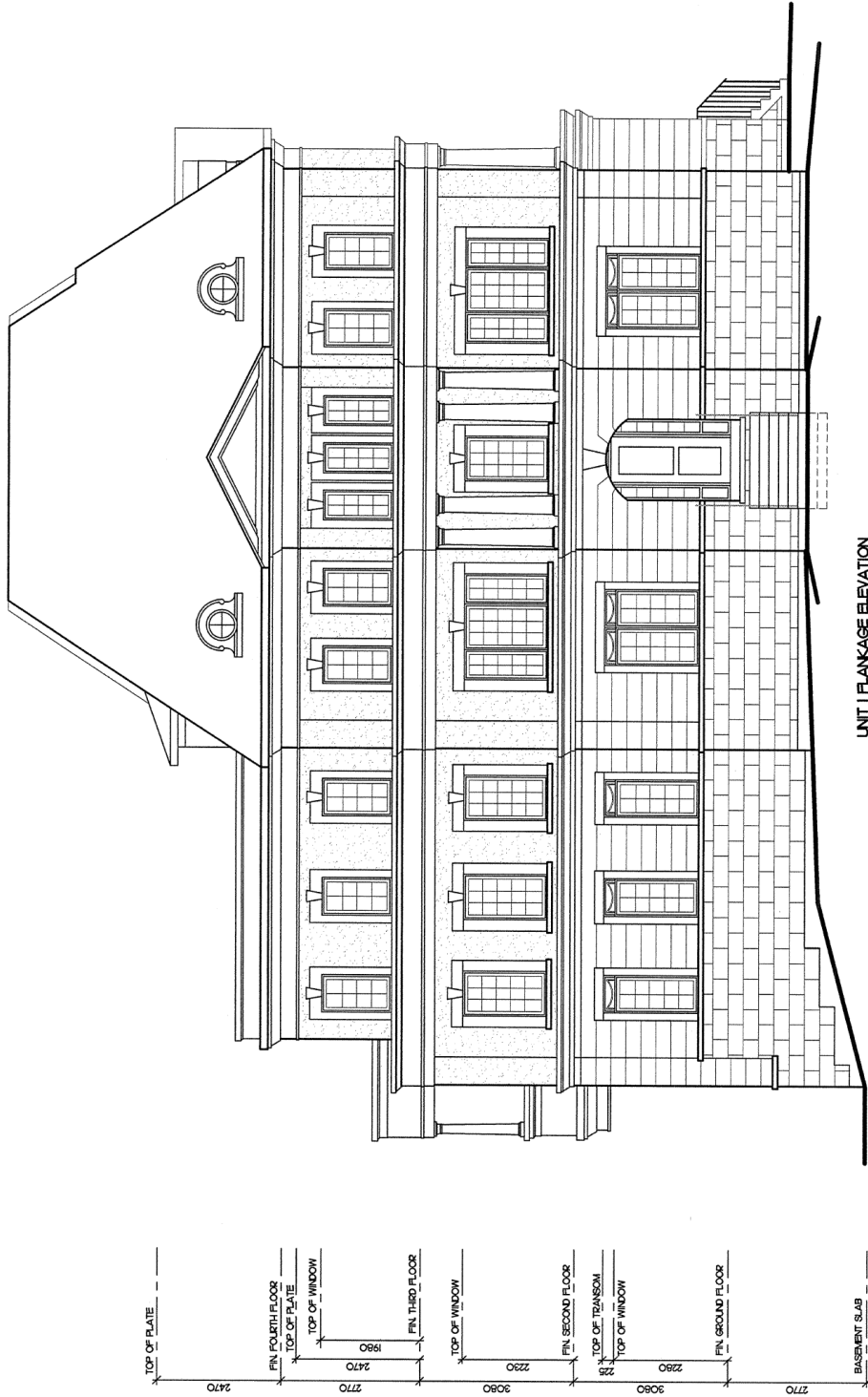


**Elevations - Townhomes**  
Applicant's Submitted Drawing

Not to Scale  
04/10/2012

**6 Baytree Crescent**

File # 12 139054 NNY 25



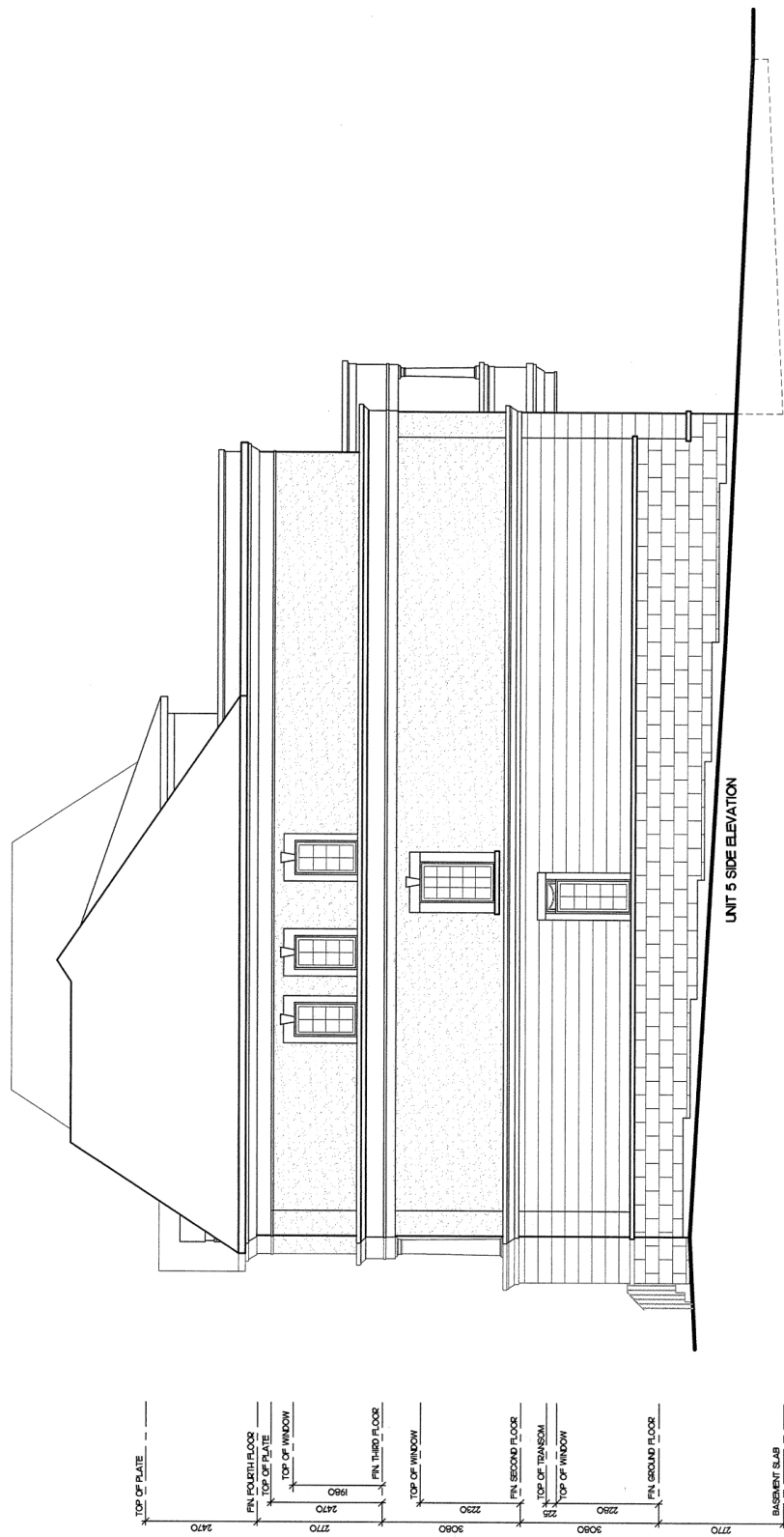
**6 Baytree Crescent**

File # 12 139054 NNY 25

**Elevations - Townhomes**

Applicant's Submitted Drawing

Not to Scale  
 04/10/2012



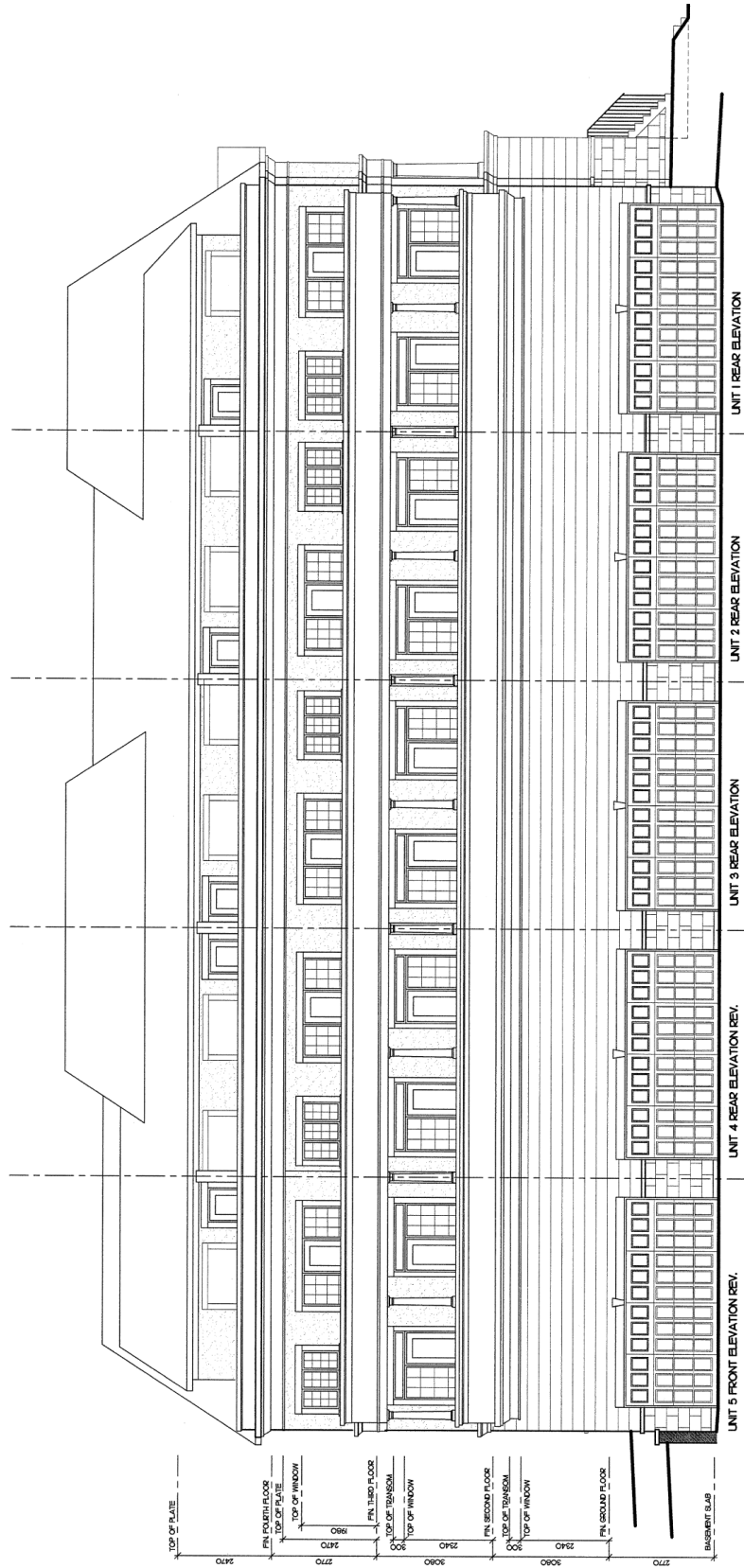
**Elevations - Townhomes**  
Applicant's Submitted Drawing

Not to Scale  
04/10/2012

**6 Baytree Crescent**

File # 12 139054 NNY 25





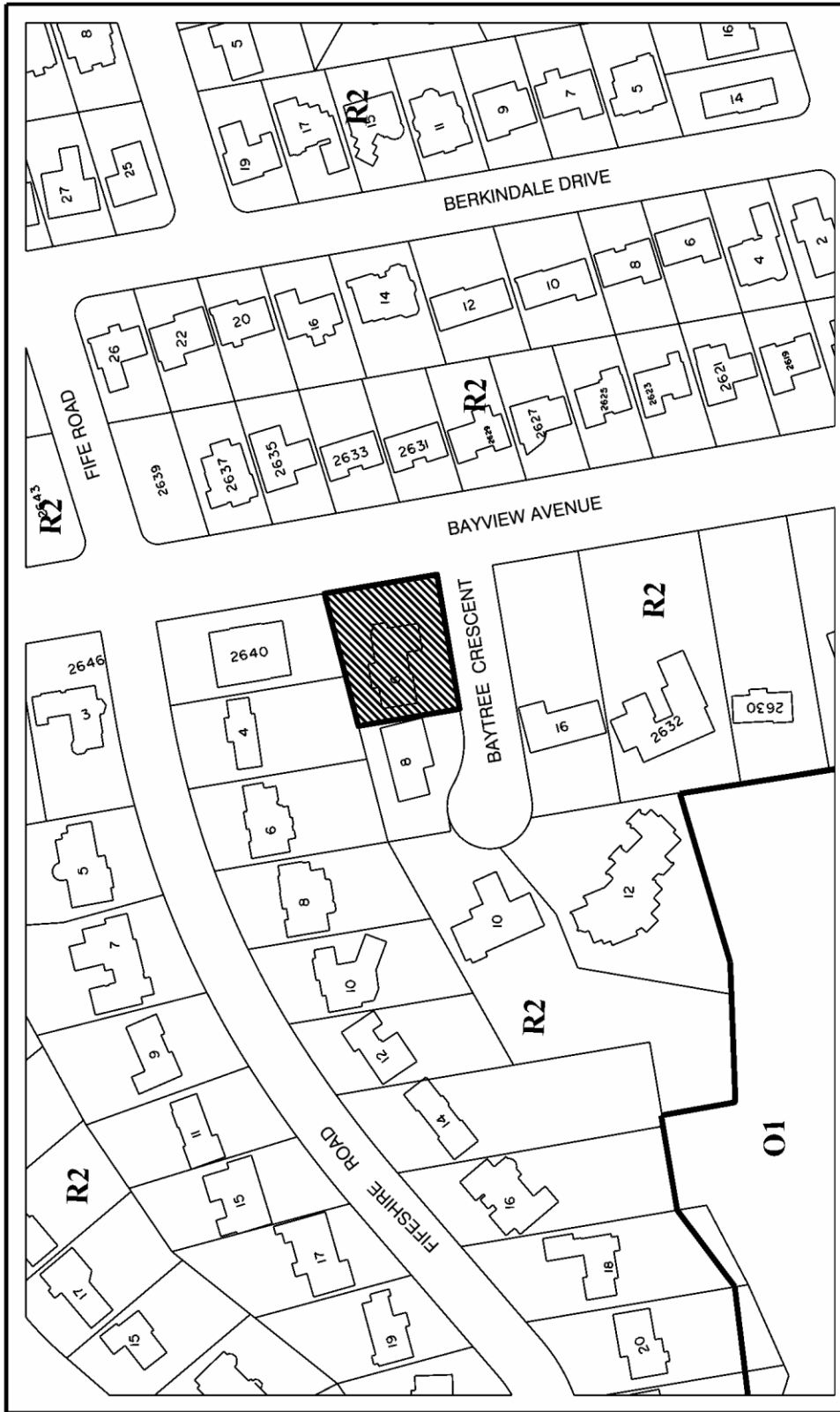
# 6 Baytree Crescent

## Elevations - Townhomes Applicant's Submitted Drawing

Not to Scale  
 04/10/2012

File # 12 139054 NNY 25

Attachment 3: Zoning

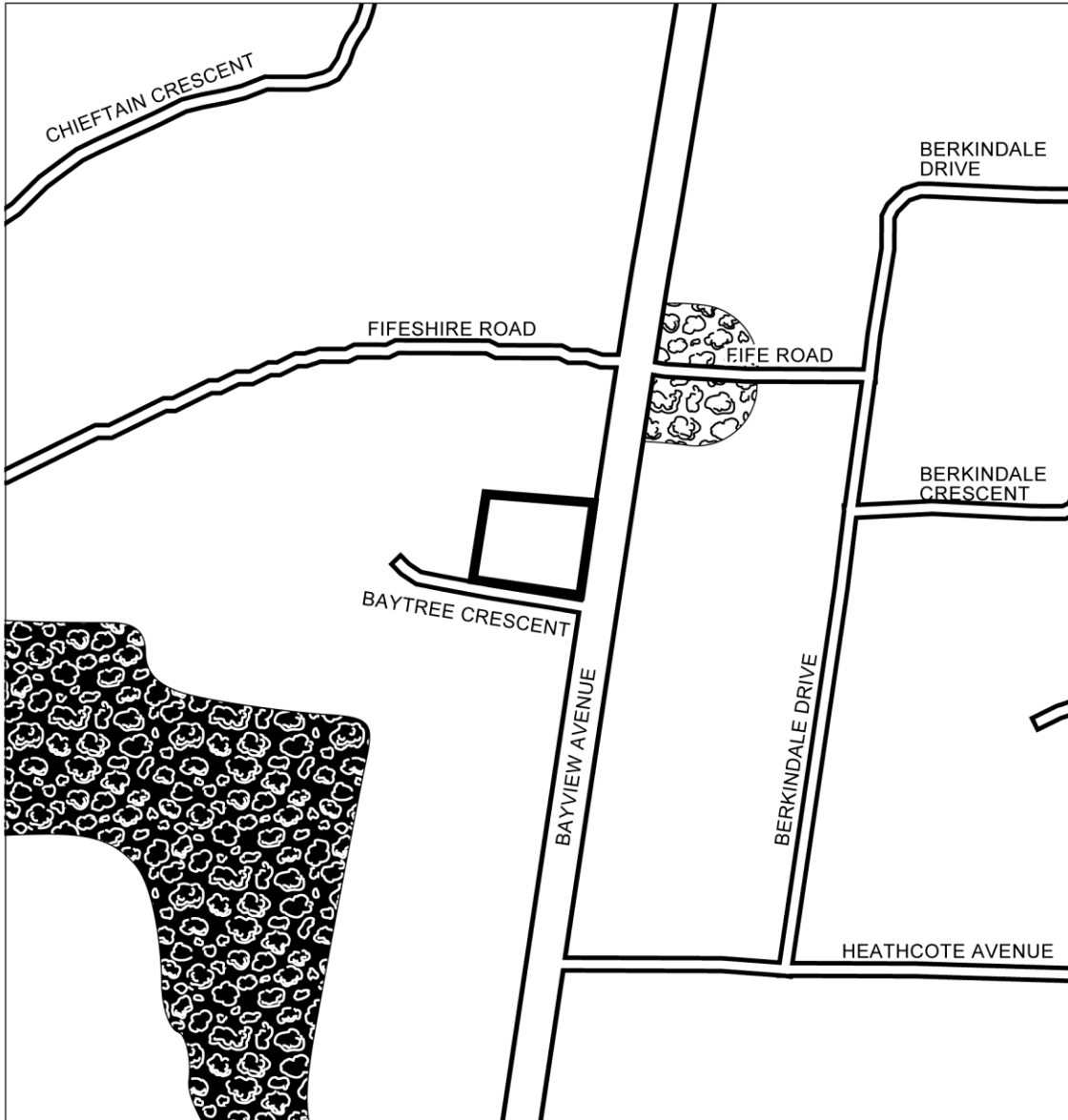


**Toronto** City Planning  
**Zoning**  
**6 Baytree Crescent**  
 File # 12 139054 NNY 25 0Z

Not to Scale  
 Zoning Bylaw 7625  
 Extracted 04/10/2012

R2 One-Family Detached Dwelling Second Density Zone  
 O1 Open Space Zone  
 NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category


**Attachment 4: Official Plan**



**TORONTO** City Planning  
**Official Plan**

**6 Baytree Crescent**

File # 12 139054 NNY 25 0Z

- |  |   |
|--|---|
|  Site Location  | <b>Parks &amp; Open Space Areas</b>   |
|  Neighbourhoods |  Natural Areas |
|  |  Parks         |

↑  
 Not to Scale  
 04/24/2012

## Attachment 5: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	12 139054 NNY 25 OZ
Details	OPA & Rezoning, Standard	Application Date:	March 20, 2012

Municipal Address: 6 BAYTREE CRESCENT  
 Location Description: PL 3456 PT LT 7 & PL 4917 PT BLK A \*\*GRID N2501  
 Project Description: Five freehold three-storey townhouses and one single detached dwelling

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
BAYTREE ESTATES INC			BAYTREE ESTATES INC

### PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	
Zoning:	R2	Historical Status:	
Height Limit (m):	9.5	Site Plan Control Area:	Yes

### PROJECT INFORMATION

Site Area (sq. m):	1892.55	Height:	Storeys:	3	
Frontage (m):	40.8		Metres:	12.87	
Depth (m):	48.77				
Total Ground Floor Area (sq. m):	872.69				<b>Total</b>
Total Residential GFA (sq. m):	2136.48		Parking Spaces:	14	
Total Non-Residential GFA (sq. m):	0		Loading Docks	0	
Total GFA (sq. m):	2136.48				
Lot Coverage Ratio (%):	71.9				
Floor Space Index:	1.76				

### DWELLING UNITS

### FLOOR AREA BREAKDOWN (upon project completion)

	Freehold, Other		Above Grade	Below Grade
Tenure Type:	Freehold, Other			
Rooms:	0	Residential GFA (sq. m):	2136.48	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	0	Office GFA (sq. m):	0	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	6	Institutional/Other GFA (sq. m):	0	0
Total Units:	6			

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	Guy Matthew, Planner
	<b>TELEPHONE:</b>	(416) 395-7102

**Attachment 6: Draft Official Plan Amendment**

**CITY OF TORONTO**

**BY-LAW No. \_\_\_\_ -2013**

**To adopt Amendment No. 227 to the Official Plan for the City of Toronto with respect to lands municipally known as 6 Baytree Crescent.**

WHEREAS authority is given to Council by the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law;

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The attached Amendment No. 227 to the Official Plan is hereby adopted pursuant to the *Planning Act*, R.S.O. 1990, c.P. 13, as amended.
2. This By-law shall come into force and take effect on the day of the final passing thereof.

ENACTED AND PASSED this \_\_\_\_ day of \_\_\_\_\_, A.D. 2012.

FRANCES NUNZIATA  
Speaker

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

## AMENDMENT NO. 227

### TO THE CITY OF TORONTO OFFICIAL PLAN

The Official Plan of the City of Toronto is amended as follows:

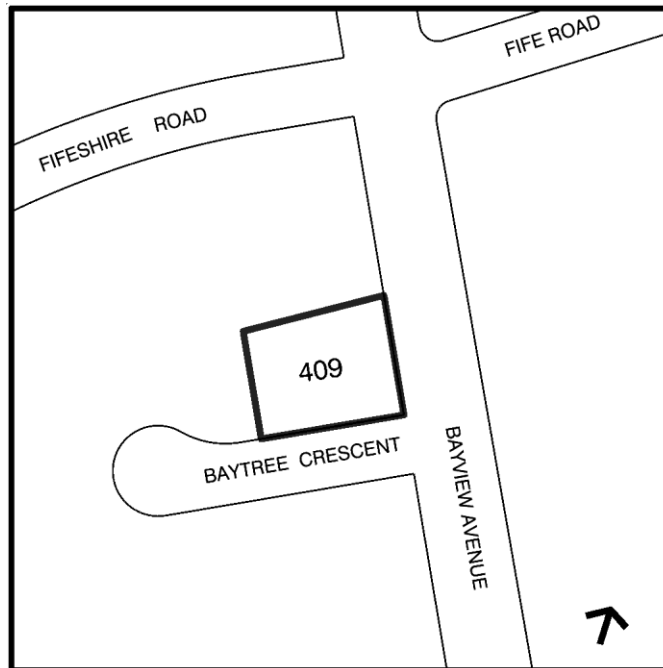
1. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 409 for the lands known municipally in 2012 as 6 Baytree Crescent, as follows:

#### **409. SITE AND AREA SPECIFIC POLICIES**

##### **6 Baytree Crescent**

On the lands shown as 409 on Map 27:

- a) A maximum of five, three-storey townhouse units fronting onto Bayview Avenue and one single detached dwelling unit fronting onto Baytree Crescent are permitted.



2. Chapter 7, Map 27, Site and Area Specific Policies is revised to add the lands known municipally in 2012 as 6 Baytree Avenue, as Site and Area Specific Policy Area Number 409.





9 Baytree Crescent

## Official Plan Amendment #409 - Schedule A

Revisions to Site and Area Specific Policies Map 27 by adding Site and Area Specific Policy Area 409

File # 12 139054 NNY 25 0Z

-  Official Plan Amendment Area
-  Site and Area Specific Policies

  
Not to Scale  
07/23/2013

**Attachment 7: Draft Zoning By-law Amendment**

**CITY OF TORONTO**

**BY-LAW No. ~-2013**

**To amend the former City of North York Zoning By-law No. 7625, as amended,  
with respect to the lands municipally known as 6 Baytree Crescent**

WHEREAS the Council of the City of Toronto has been requested to amend Zoning By-law No. 7625 of the former City of North York, as amended, pursuant to Sections 34 and 36 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, with respect to lands known municipally in the year 2013 as 6 Baytree Crescent;

AND WHEREAS the Council of the City of Toronto conducted a public meeting under Section 34 of the *Planning Act* regarding the proposed Zoning By-law amendment;

AND WHEREAS the Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

AND WHEREAS the Council of the City of Toronto, at its meeting on September 10, 2013, adopted a resolution to amend Zoning By-law No. 7625 of the former City of North York, as amended;

NOW THEREFORE the Council of the City of Toronto HEREBY ENACTS as follows:

1. Schedules “B” and “C” of By-law No. 7625 of the former City of North York are amended in accordance with Schedule “1” of this By-law.
2. Section 64.11 of By-law No. 7625 is amended by adding the following subsections:

**64.11(11) R2(11)**

- (a) The minimum lot frontage shall be 19 metres.
- (b) The minimum lot area shall be 675 square metres.
- (c) The minimum front yard setback shall be 6 metres.
- (d) The minimum west side yard setback shall be 1.5 metres.
- (e) The minimum east side yard setback shall be 1.3 metres.



3. Section 64.16 of By-law No. 7625 is amended by adding the following subsection:

**“64.16(95) RM1(95)**

**DEFINITIONS**

- (a) For the purpose of this exception, “established grade” for the purpose of establishing the permitted height shall mean the geodetic elevation of 167.01 metres.

**PERMITTED USES**

- (b) The permitted uses shall include multiple attached dwellings

**EXCEPTION REGULATIONS**

**MULTIPLE ATTACHED DWELLINGS**

- (c) A maximum of five multiple attached dwellings are permitted
- (d) A multiple attached dwelling shall front onto Bayview Avenue
- (e) A multiple attached dwelling shall have a minimum width of 6.5 metres

**LOT AREA**

- (f) The lot area shall be the area shown on the attached Schedule “1” of this By-law and shall be a minimum of 235 square metres per dwelling unit.

**LOT COVERAGE**

- (g) Maximum all buildings forty-five (45%) per cent.
- (h) Any building or structure as identified in subsection (m) hereto permitted outside the Building Envelopes shown on Schedule “RM1(95)” shall not be included in the calculation of lot coverage for the purpose of this exception.

**YARD SETBACKS AND DISTANCE BETWEEN BUILDINGS**

- (i) The minimum yard setbacks and distances between buildings shall be as shown on Schedule “RM1(95)”.

## BUILDING HEIGHT

- (j) The building height shall not exceed the maximum heights in metres and the number of storeys specified on Schedule “RM1(95)”.

## LANDSCAPING

- (k) A minimum landscaped area of 370 square metres shall be provided on the lot.
- (l) For the purpose of this exception, a landscaped area may include walkways, lawns, ornamental shrubs, treed areas, paths, patios, but shall not include driveways, ramps, or any parking space or any space within or on top of a building.

## BUILDING ENVELOPES

- (m) No portion of any building or structure shall be located otherwise than wholly within the Building Envelopes shown on Schedule “RM1(95)” with the exception of balconies, chimney breasts, eaves, gutters, pilasters, sills, canopies, stairways, wheelchair ramps, porches, patios, bay windows, privacy screens, railings, and support structures for decks and/or canopies.

## PARKING

- (n) 2 parking spaces for each dwelling unit shall be provided and maintained on the lot.
- (o) 1 parking space for visitors shall be provided and maintained on the lot.
- (p) A parking space shall have a minimum dimension of:
  - (i) 5.6 metres by 2.6 metres.
- (q) Parking spaces may be provided in the form of tandem parking.
- (r) Parking spaces shall have access to a street by means of a private laneway.

## OTHER REGULATIONS

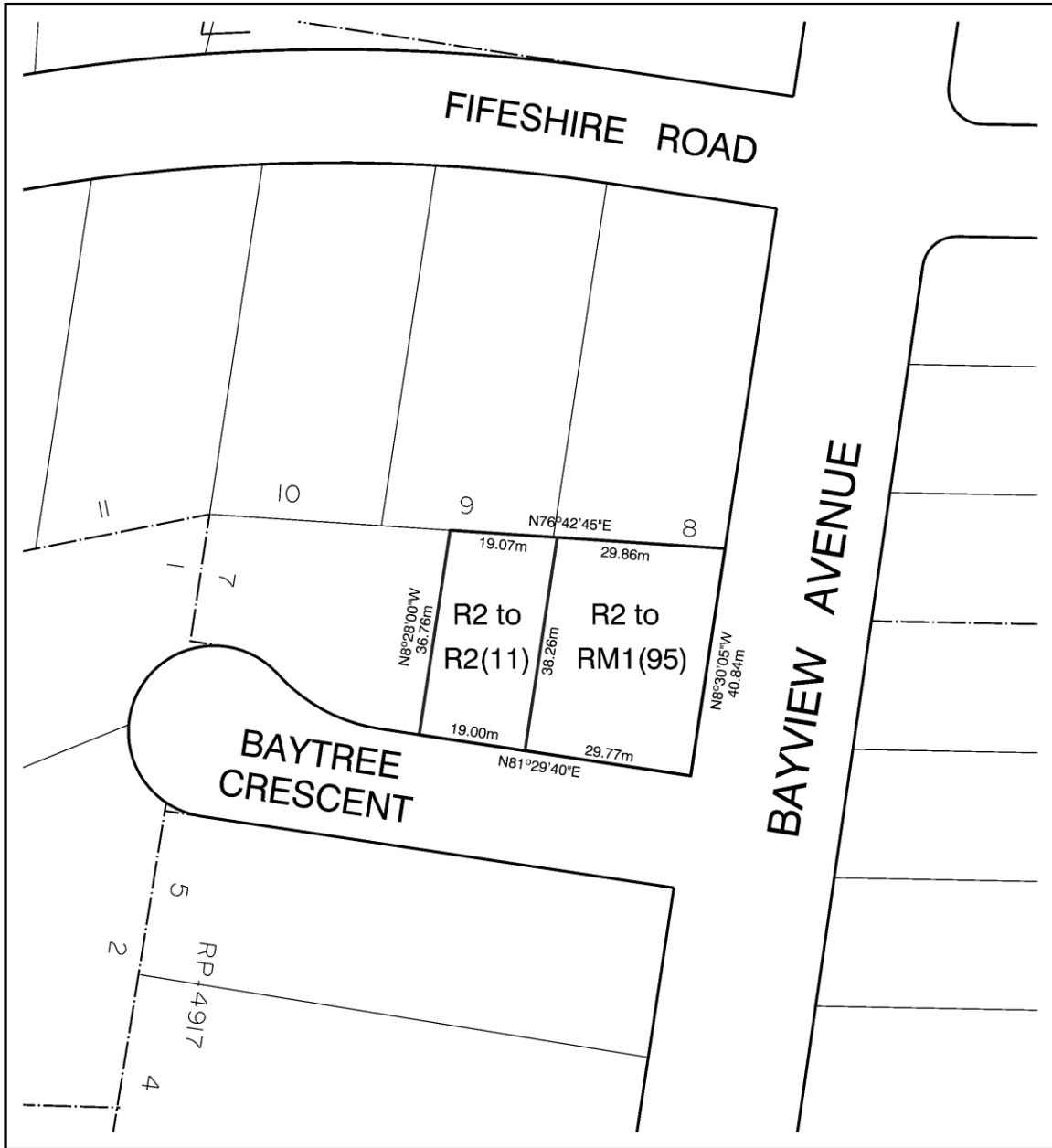
- (s) The provisions of Sections 6A, 6(8), 6 (17), 6(30), 7.4A, 7.4B, 15, 16.2, and 16.3 of By-law No. 7625 shall not apply.

- (t) Notwithstanding any future severance, partition or division of the lands shown on Schedule “RM1(95)”, the provisions of this By-law shall apply to the whole of the lands as if no severance, partition or division occurred.”

ENACTED AND PASSED this ~ day of ~, A.D. 2013.

ROB FORD,  
Mayor  
(Corporate Seal)

ULLI S. WATKISS,  
City Clerk



Part of Lot 7, R.P. 3456 & Part of Block A, R.P. 4917, City of Toronto  
 Donald E. Roberts Ltd., Ontario Land Surveyors

File # 12 139054 25 0Z

Date: 07/19/2013  
 Approved by: G.M.

Not to Scale

